

WEST LOS ANGELES AREA PLANNING COMMISSION

**** CORRECTED COPY ****

REGULAR MEETING

WEDNESDAY, MARCH 17, 2004 4:30 P.M.

HENRY MEDINA WEST LOS ANGELES

PARKING ENFORCEMENT FACILITY, 2ND FLOOR

11214 W. EXPOSITION BLVD.

LOS ANGELES, CALIFORNIA 90064

VACANT, President

Matthew Rodman, Vice President

Robyn Ritter Simon, Commissioner

Elvin W. Moon, Commissioner

Joyce Foster, Commissioner

Gabriele Williams, Commission Executive Assistant

(213) 978-1247; Fax (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM: NOS: 5 and 7.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION STAFF.**

To ensure that the Commission has ample opportunity to review written material, all participants who wish to submit such material on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, at least 10 days prior to the meeting at which the item is to be heard, to coordinate with the Commission Office mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaed here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of the Commission's determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act

EIR - Environmental Impact Report

ND - Negative Declaration

MND - Mitigated Negative Declaration

1. **ELECTION OF VICE PRESIDENT**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. **APCW-2003-3304-SPE-CU-CDP-ZAD-SPP**

Location: 204 Hampton Drive
Council District 6
Plan Area: Venice

REVIEW AND CLARIFICATION, of the West Los Angeles Area Planning Commission's February 18, 2004 draft determination, to allow the construction, use and maintenance of a new two-story church, non-profit center and child care.

Staff: David Kabashima, (213) 978-1387

Applicant: Rhonda Meister, St. Joseph Center
Representative: Charlene Dekker, DMJM

4. **APCW-2002-0038-ZC-SM**

Location: 1160 McClellan Drive

Council District: 11

Plan: Brentwood-Pacific Palisades-
Brentwood Glen

CEQA: ENV-2002-0039-MND

Expiration Date: N/A

Appeal Status: Appealable to City Council, if
disapproved.

Public Hearing completed on May 21, 2003.

Pursuant to Section 12.32-I of the Municipal Code, ZONE CHANGE, from R1-1 to (T)(Q)RD3-1, and, a SLIGHT MODIFICATION to permit a 12-foot front yard setback in lieu of the required 15-foot setback in the RD3 zone pursuant to Section 12.28 of the Municipal Code.

APPLICANT: Rafael Gabai

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)RD3-1 AND THE SLIGHT MODIFICATION.

Lynn Harper, (213) 978-1349.

5. **PRIVATE STREET 1362-1A** **CEQA:** 2002-1719 MND & 2002-1720-MND
Location: 1777 & 1779 N. Summitridge Drive **Expiration Date:** (Extended)
Council District: 5 **Appeal Status:** Not further appealable
Plan: Bel Air-Beverly Crest

Continued from 2-04-04.

PUBLIC HEARING

AN APPEAL, of the entire Director of Planning determination, approving a Private Street for the purpose of providing legal access to two existing parcels on a 2.3 net acres site and a 3.84 net acres site (arbitrarily designed Parcel "A" and "B" on the private street map) in the RE40-1-H zone. Pursuant to the "Private Street Map Owner's Statement" (application), the private street is proposed for single-family uses.

APPLICANT: Summitridge LLC

APPELLANT: Robert L. Glushon, Rep / Concerned Citizens of Summitridge Drive

STAFF RECOMMENDS DENY THE APPEAL.

Emily Gabel-Luddy, (213) 978-1176.

6. **APCW-2003-8636-SPE-MEL** **CEQA:** ENV-2003-8637-CE
Location: 8132 Billowvista Drive **Expiration Date:** 3-25-03
Council District: 11 **Appeal Status:** Appealable to City Council.
Plan: Westchester-Playa Del Rey

Public Hearing completed on February 9, 2004.

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7.F of the Municipal Code, from Section 5 D (Residential Regulations - Lot Coverage for Subarea 3) of the Coastal Bluffs Specific Plan (Ordinance No. 170,046) to permit a 577.5 sq. ft. addition to an existing single family dwelling that would result in 56 percent lot coverage in lieu of the maximum 45 percent lot coverage permitted; and

Pursuant to California Government Code Sections 65590 and 65590.1, a MELLO ACT COMPLIANCE REVIEW, for projects in the Coastal Zone. The proposed project consists of first and second floor additions, totaling 577.5 sq. ft., to an existing two-story, single-family dwelling with an attached two-car garage, on a 3,920 sq. ft. lot. The proposed maximum height of the residence will be approximately 33 feet, 3 inches.

APPLICANT: John and Magda Weaver

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Jon Foreman, (213) 978-1171

7.

Council District: 5

Expiration Date: 4-14-04

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.28, of an adjustment from Section 12.07.01-C, 3 of the Municipal Code to permit a rear yard of 8 feet in lieu of the required 25 feet, and an adjustment from Section 12.07.01-C,2 (a) of the Municipal Code to permit a southerly side yard of 7 feet, 10 inches in lieu of the required 10 feet.

APPELLANT: James Goldstein/Joe Leach

Daniel Green, (213) 978-1304.

8.

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on Wednesday, **April 7, 2004**, at the Henry Medina West Los Angeles Parking Enforcement Facility, 2nd Floor 11214 W. Exposition Blvd. Los Angeles, California 90064

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters,

assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1247.